

**SAN BERNARDINO COUNTY**  
**INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

<b>APN:</b> Various - See Appendix 'B'	<b>USGS QUAD:</b> See Appendix 'A'
<b>Applicant:</b> P&V Enterprises, LLC	<b>T, R, SECTION:</b> Various - See Appendix 'A'
<b>Proposal:</b> Various - See Appendix 'A'	<b>THOMAS BROS.:</b> Various - See Appendix A'
<b>Community:</b> Various - See Appendix 'A'	<b>PLANNING AREA:</b> Various - See Appendix 'A'
<b>Location:</b> Various - See Appendix 'A'	<b>OLUD:</b> Various - See Appendix 'A'
<b>File:</b> Various - See Appendix 'A'	<b>IMPROVEMENT</b>
<b>Staff:</b> Nancy Sansonetti & Heidi Duron	<b>LEVEL:</b> Various - See Appendix 'A'
<b>Rep:</b> Plotnik & Associates	

**PROJECT CONTACT INFORMATION:**

**Lead agency name and address:**

San Bernardino County Land Use Services Department, Current Planning Division  
15505 Civic Drive  
Victorville, CA 92392

**Contact person and phone number:** Nancy Sansonetti and Heidi Duron - Phone: (760) 243-8245 Fax: (760) 243-8182

**Project sponsor's name and address:** P & V Enterprises, 13743 Ventura Blvd. Ste. 290, Sherman Oaks, CA 91423

**PROJECT DESCRIPTION** - The proposed project is comprised of three (3) tentative parcel maps (TPM's 15877, 15878 and 15879) and two (2) tentative tracts (TT's 16256 and 16331) creating a total of 513 parcels on 12,930 acres. The project is generally located on the west side of Interstate 15, east of National Trails Highway between the incorporated cities of Victorville and Barstow. The project site is located within the Oro Grande, Lenwood and Helendale Planning Areas and a portion is within the City of Barstow's Sphere of Influence. The County General Plan designations and surrounding land uses can be located in appendix "A" of this document. Specific parcel numbers involved in this project are enumerated in Appendix "B".

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project site is predominantly vacant land consisting of approximately 12,930 acres of creosote scrub type habitat in the Mojave Desert Region between the cities of Victorville and Barstow. The majority of the land involved was formerly under Federal Bureau of Land Management (BLM) control, but was traded into private ownership as a component of the Western Mojave Land Tenure Adjustment Program in 1991. The land acquired from Federal jurisdiction/BLM had an automatic rollover land use designation of Resource Conservation (RC). The land involved in the project that is designated as Rural Living, 5-acre minimum parcel size (RL-5) had previously been under private ownership and had the land use designation applied to it. The land is relatively undisturbed, but some dirt roads exist. There is evidence of off-road vehicle usage, shooting and illegal trash disposal on portions of the site. The terrain ranges from rocky hills to sandy washes with a range of slope from relatively flat to very steep. Mapped blueline streams and ephemeral washes cross portions of the site. .

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**  
N/A.

**1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture Resources                         | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology /Soils         |
| <input type="checkbox"/> Hazards & Hazardous Materials          | <input checked="" type="checkbox"/> Hydrology / Water Quality          | <input checked="" type="checkbox"/> Land Use/ Planning     |
| <input type="checkbox"/> Mineral Resources                      | <input type="checkbox"/> Noise   | <input checked="" type="checkbox"/> Population / Housing   |
| <input checked="" type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☐ The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☒ The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect may have been adequately analyzed in an earlier document pursuant to applicable legal standards [EIS/EIR for the Western Mojave Land Tenure Adjustment Program, January 1991]. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature (prepared by Nancy Sansonetti & Heidi Duron)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature Julie M. Rynerson, AICP, Division Chief -Current Planning Division  
For Land Use Services Director

\_\_\_\_\_  
Date

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>I. AESTHETICS:</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check **x** if project is located within the viewshed of any Scenic Route listed in the General Plan):

I a) The proposed project is located within the designated boundaries and viewshed of the Interstate 15 and National Trails Highway Scenic Corridors. Full buildout of all the parcels proposed (513 total) could have a substantial adverse effect on the scenic vistas by man-made development in a previously undisturbed area and by the resulting light and glare which could result.

I b) The proposed project may, upon development of the created parcels, substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the project sites are adjacent to a designated scenic highway and corridor and natural rock formations, historic resources and geologic features occur on-site.

I c) The proposed project may substantially degrade the existing visual character or quality of the site and its surroundings, because the project will allow ministerial development entitlements far beyond what could occur at this time. The result of development of the created parcels would convert predominately vacant vistas to rural residential type uses.

I d) The proposed project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project site is predominantly vacant open space. Creation of 513 parcels and resulting rural residential lighting of same could result in a substantial increase in light and glare above existing levels.

The conversion of 12,930 acres of predominantly open space into 513 individual parcels has the potential to result in significant impacts to scenic viewsheds and the existing aesthetic quality of the area. The potential impacts to aesthetic and visual resources resulting from the conversion of this significant amount of open space shall be addressed in an environmental impact report.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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**II. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check ☐ if project is located in the Important Farmlands Overlay):

II a) The subject property is not currently in agricultural production nor is it identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

II b) The subject property does not have a Williamson Act land conservation contract on it, nor is it under agricultural use.

II c) The subject property is not designated as prime farmland, nor is it under an agricultural use. The proposed use does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

Therefore, no impacts are identified or anticipated to agricultural resources.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION** (discuss conformity with the *Mojave Desert* Air Quality Management Plan, if applicable):

III a) The project may conflict with or obstruct implementation of the Mojave Air Quality plan, because the proposed uses [i.e. number of new residential lots and access via dirt roads] exceed the thresholds established for air quality concerns as established by the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District (SCAQMD) and used as a guide by the Mojave Desert Air Quality Management District (MDAQMD). The traffic increase that may be generated by full buildout of the proposed parcels is also identified as potentially significant based on the handbook criteria as well as being in conflict with provisions of MDAQMD Rule 403.2 [Fugitive Dust Control for the Mojave Desert Planning Area] and may contribute in a substantial way to the degradation of local and/or regional air quality.

III b) The project may violate air quality standards or contribute substantially to an existing or projected air quality violation, because the proposed use(s) exceed established thresholds of concern as established by the South Coast Air Quality Management District [SCAQMD] (whose thresholds of significance have also been adopted by the Mojave Desert Air Quality Management District [MDAQMD]). The number of new residential lots being created, as well as the proposal for the use of dirt roads, has been identified in the SCAQMD's screening table for daily thresholds of potential significance for air quality.

III c) The project may result in a cumulatively considerable net increase of criteria pollutants for which the project region is in non-attainment under applicable federal and state ambient air quality standards because the project proposes the use of graded dirt roads which may significantly increase the amount of PM10 in an area which is already in non-attainment.

III d) The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants and the project is not located within ¼ mile of a use considered a 'sensitive receptor'.

**P & V ENTERPRISES**

**FEBRUARY 2003**

**APN: 0419-031-01 et. al.**

**TPM'S 15877, 15878 & 15879 AND TT'S 16256 & 16331**

**LENWOOD, HELENDALE/S-1/00268CQ0**

III e) The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors. The parcels proposed for creation would be allowed for development with rural residential uses only.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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**IV. BIOLOGICAL RESOURCES:** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**SUBSTANTIATION** (check if project is located in the Biological Resources Overlay   x   or contains habitat for any species listed in the California Natural Diversity Database   x  ):

IV a) This project may have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project site has been identified as containing habitat for the Desert Tortoise and Mohave Ground Squirrel. The Record of Decision recorded for the Land Tenure Adjustment Program granted an incidental take permit for properties being transferred from BLM ownership into private ownership; however, not all properties involved in this project were previous federal ownership covered by this take permit, and the project has not been examined in parcel specific detail as mandated by the Biological Opinion rendered for the permit. An environmental impact report shall be prepared which addresses the potential impact to biological resources to the extent mandated by CEQA and take into account any previous documentation covered in the EIS/EIR which was done for the Land Tenure Adjustment Program. Any gaps in biological review shall be completed and suitable mitigation measures recommended to protect any special status floral or faunal species.

IV b) This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because the project site contains no riparian habitat and has not been identified and mapped as being a sensitive natural community.

IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.

IV d) This project may have a substantial impact on native resident or migratory wildlife species and/or their nursery sites because the project area has been identified as habitat for the Desert Tortoise and Mohave Ground Squirrel. An environmental impact report shall examine potential impact to the species and recommend suitable mitigation measures.

IV e) This project may conflict with local policies and ordinances protecting biological resources, as the site has been identified as containing numerous protected species of plants and animals.

IV f) This project may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because the project site is located within the boundaries of the West Mojave Planning Area and the California Desert Conservation Plan. The required EIR shall evaluate the project's consistency with those plans and their habitat management goals.

Impacts to biological resources and consistency with any habitat conservation plans shall be examined in the required environmental impact report and any suitable mitigation measures shall be proposed.



	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES:</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION** (check if the project is located in the Cultural **x** or Paleontologic **x** Resources overlays or cite results of cultural resource review):

V a) This project may cause significant impacts to historical resources, because such resources are known to exist within the project boundaries. Both the San Bernardino County Museum Archaeological Information Center and cultural resources reports performed by Sarah Cunkelman and John Murray for a portion of the project site during the review of the land tenure adjustment program identified sites which may be eligible for listing in the National Register of Historic Places. Because the previous surveys did not cover the complete project area, an environmental impact report shall be required to evaluate the historical resources on the entire site and propose suitable and effective mitigation for any resources located.

V b) This project may cause substantial adverse changes to an archaeological resource, because such resources are known to exist within the project boundaries. Both the San Bernardino County Museum Archaeological Information Center and cultural resources reports performed by Sarah Cunkelman and John Murray for a portion of the project site during the review of the land tenure adjustment program identified sites which may contain important archaeological information. Because the previous surveys did not cover the complete project area, an environmental impact report shall be required to evaluate the archaeological resources on the entire site and propose suitable and effective mitigation for any resources located.

V c) This project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the San Bernardino County Museum has identified the project area as an area of known paleontologic resources. An environmental impact report shall be required to examine the potential and location of paleontologic resources and propose suitable and effective mitigation for any resources located

V d) This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative if the remains are determined to be of Native American origin.

The project has the potential to result in significant adverse impacts to cultural, historic and paleontologic resources. The required environmental impact report shall identify all impacts to resources and propose suitable mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>VI. GEOLOGY AND SOILS:</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist -Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check \_ if project is located in the Geologic Hazards Overlay District):

VI a) (i-iv) The project may expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) seismic-related ground failure, including liquefaction or iv) landslides, because the project site is located within the vicinity of the Helendale and Lenwood earthquake faults. The required environmental impact report shall assess the location of any known fault lines and determine what measures are necessary to protect future residents of the proposed parcels.

VI b) The project may result in substantial soil erosion or the loss of topsoil, because graded road access is proposed for the newly created 513 parcels. Due to the length and total acreage involved in the grading, substantial soil loss may occur. Effects of soil erosion and topsoil loss shall be examined in an environmental impact report.

VI c) The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.

VI d) The project site is not located in an area which has been identified by the County Building and Safety Geologist as having the potential for expansive soils.

VI e) The project proposes parcels of sufficient size to support the use of septic tanks and no adverse conditions preventing the use of a leach field have been identified as occurring; however the cumulative effect of the addition of 513 new septic systems shall be addressed in the environmental impact report.

**P & V ENTERPRISES**

**FEBRUARY 2003**

**APN: 0419-031-01 et. al.**

**TPM'S 15877, 15878 & 15879 AND TT'S 16256 & 16331**

**LENWOOD, HELENDALE/S-1/00268CQ0**

The potential for significant impacts has been identified in the area of geology and soils. The environmental impact from existing earthquake fault zones and the proposed use of graded roads and septic systems shall be addressed in the EIR and suitable mitigation recommended where appropriate.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS:</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

VII a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because the allowed use resulting from the creation of the parcels is rural residential in nature and any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.

VII d) The project site is not included on a list of hazardous materials sites.

VII e) The project site is not within the vicinity or approach/departure flight path of a public airport.

VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.

VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.

VII h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because no high fire hazard areas are located on or adjacent to the site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY:</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

VIII a) The project may violate local water quality standards or waste discharge requirements, because the project will not be served by established water and wastewater purveyors. The proposed use of groundwater and septic disposal systems shall be analyzed in the required environmental impact report to determine the extent of potential impacts and determine appropriate mitigation if necessary.

VIII b) The project may substantially deplete groundwater supplies or interfere substantially with groundwater recharge because no public water supply system is in place to serve the proposed parcels. Private wells are proposed as a means to provide water for any subsequent development. Joseph H. Birman, Certified Hydrogeologist, provided a preliminary

groundwater availability letter for a portion of the total project. Said availability letter was reviewed by the County geologist and was determined to be inadequate to demonstrate that sufficient groundwater exists to serve this project without significantly increasing an already existing groundwater basin overdraft in the area. A complete hydrogeologic analysis to assess historic levels and groundwater quality, current groundwater availability, future projected groundwater availability, and groundwater demands/needs of the proposed project shall be performed as part of an environmental impact report to fully assess potential effects on groundwater as a result of this project. The proposed project will also trigger/require a water analysis as a result of SB221/SB610.

VIII c) The project may substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site, because the project proposes the creation of 513 parcels which will all be required to have access roads and will subsequently be allowed to develop with homes. Implementation of the access requirements, as well as subsequent land development, may alter the patterns of drainage courses on site and may result in erosion and siltation occurring. An environmental impact report shall fully assess impacts to drainage flows and propose appropriate mitigation measures.

VIII d) The project may substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because the project is creating 513 parcels on 12,930 acres and has not addressed current drainage flows nor demonstrated how these flows will be effectively channeled. The environmental impact report shall address current drainage courses and flows and propose mitigation that is adequate to prevent flooding. A hydrology study was prepared for a portion of the site by Plotnik and Associates, but it does not adequately address impacts from the entire project and proposes drainage channeling via streets which are not proposed for paving. The proposed dirt road channeling on a portion of the project is inadequate to mitigate flows.

VIII e) The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because the parcels proposed are quite large in size and will be allowed to develop with rural residential development only. No significant amounts of impervious surface are proposed which would serve to re-direct flows and runoff.

VIII f) The project does not appear to have the potential to otherwise substantially degrade water quality beyond the potential impacts identified previously regarding septic tank usage and erosion from graded roads.

VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project has been reviewed by County Public Works and the project is not within identified flood hazard areas.

VIII h) The project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area and any area identified as being potentially affected by a 100-year storm, the structures will be subject to a flood hazard review and will be required to be elevated a minimum of one foot above the base flood elevation.

VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.

VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

**P & V ENTERPRISES**

**FEBRUARY 2003**

**APN: 0419-031-01 et. al.**

**TPM'S 15877, 15878 & 15879 AND TT'S 16256 & 16331**

**LENWOOD, HELENDALE/S-1/00268CQ0**

The project has the potential for significant impacts relating to the hydrology and water quality issues enumerated above. These potential impacts shall be analyzed in the required environmental impact report and suitable mitigation proposed.



	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>IX. LAND USE AND PLANNING:</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

IX a) The project will not physically divide an established community, because the project is not located within the boundaries of an established community. The project site lies between the communities of Barstow, Victorville and Oro Grande in a largely undeveloped area. . The majority of the land involved was formerly under Federal Bureau of Land Management (BLM) control, but was traded into private ownership as a component of the Western Mojave Land Tenure Adjustment Program in 1991. The land acquired from Federal jurisdiction/BLM had an automatic rollover land use designation of Resource Conservation (RC). The land involved in the project which is designated as Rural Living, 5 acre minimum parcel size (RL-5) had previously been under private ownership and had the land use designation applied to it.

IX b) The project site is located within the boundaries of the West Mojave Planning Area as well as the California Desert Conservation Plan area. The project may conflict with these applicable land use plans, policies and regulations and/or their plans for land use and environmental management. Effects of the project and consistency with these plans shall be addressed in an environmental impact report.

IX c) The project may conflict with the provisions of the West Mojave Planning Area as well as the California Desert Conservation Plan. Effects of the project and consistency with these plans shall be addressed in an environmental impact report.

The project has the potential to conflict with other land use and conservation plans in place for the subject area. Consistency of the project with these plans shall be addressed in an environmental impact report.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>X.MINERAL RESOURCES:</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check **x** if project is located within the Mineral Resource Zone Overlay):

X a) A comprehensive mineral assessment and report was performed by Sousa & Associates in 1991 as part of the requirements for the Mojave Land Tenure Adjustment Program. All the properties covered by this project were assessed for their mineral value as a requirement of the land transfer. The mineral assessment concluded that no mineral deposits of commercial value are known to be on the subject property. The project will not result in the loss of availability of a known mineral resources that would be of value to the region and the residents of the state because the property essentially consists of alluvial sediments and localized plutonic rocks with no known oil, gas, coal, geothermal, sodium, potassium, metallic minerals, uranium and/or thorium deposits.

X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources or recovery sites within the project boundaries except for general aggregate which is readily available in the vicinity of the project.

Therefore, no significant impacts to mineral resources are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>XI. NOISE:</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (check if the project is located in the Noise Hazard Overlay District \_\_\_\_ or is subject to severe noise levels according to the General Plan Noise Element \_\_):

XI a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project has not proposed any uses which would result in operations that would generate substantial auditory effect.

XI b) The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project will result in the creation of 513 parcels which would allow rural residential uses only. These uses are not known to produce substantial groundborne vibration or groundborne noise.

XI c) The project will result in an increase in ambient noise levels in the project vicinity above levels existing without the project. However, the large sizes of the lots proposed render the rural residential uses at a sufficient distance from surrounding uses as to not exceed the noise standards of the County Development Code. Therefore, the increase in ambient noise is considered to be less than significant.

XI d) The project may result in temporary or periodic increase in ambient noise levels in the project during any permitted construction on the created parcels; However, the large sizes of the lots proposed render the rural residential uses at a sufficient distance from surrounding uses as to not exceed the noise standards of the County Development Code during construction. Therefore, the increase in periodic noise is considered to be less than significant.

XI e) The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.

XI f) The project is not within the vicinity of a private airstrip.

**P & V ENTERPRISES**

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**LENWOOD, HELENDALE/S-1/00268CQ0**

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>XII. POPULATION AND HOUSING:</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

XII a) The project may induce substantial population growth in the area either directly or indirectly from the creation of 513 residential parcels as well as the extension of roads and other infrastructure.

XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because no housing units are proposed to be demolished as a result of this proposal and the proposal will be providing more parcels for housing.

XII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

The project has the potential to induce substantial population growth by the development of the 513 residential lots and indirectly may stimulate growth by the subsequent extension of infrastructure to the area. The effects of this growth inducing impact shall be quantified in an environmental impact report.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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**XIII. PUBLIC SERVICES:**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

XIII a) The proposed project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. The proposed parcels are quite some distance from available public services and upon buildout, may put a strain on existing resources. The required environmental impact report shall address the impact on existing public services and potential demand for the construction of new services (including parklands and recreational areas) as well as explore funding mechanisms for provision of same.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>XIV. RECREATION:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

XIV a) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because there are no recreational facilities in place in the immediate vicinity of the project.

XIV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment because the lots created by this division are very large and rural in size and would be developed by individual homeowners at some future date.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>XV. TRANSPORTATION/TRAFFIC:</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

XV a) The project has the potential to cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. A traffic study was performed on a portion of the project (Tract No. 16331) and determined for at least that portion, that traffic increases would degrade levels of service at the unsignalized freeway ramp intersections and could cause a cumulative drop in level of service to other area access ways. A full Traffic Impact Analysis that meets the guidelines of the Congestion Management Plan shall be required as part of an Environmental Impact Report and suitable mitigation shall be required.

XV b) The project has the potential to exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways. A traffic study was performed on a portion of the project (Tract No. 16331) and determined for at least that portion, that traffic increases would degrade levels of service at the unsignalized freeway ramp intersections and could cause a cumulative drop in level of service to other area access ways. A full Traffic Impact Analysis that meets the guidelines of the Congestion Management Plan shall be required as part of an Environmental Impact Report and suitable mitigation shall be required.

XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.

XV d) The project will not substantially increase hazards due to a design feature or incompatible uses, because the proposed access routes would be relatively straight and join with established roads with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.



XV e) The project will not result in inadequate emergency access, because the subdivision design requires a minimum of two access points.

XV f) The project will not result in inadequate parking capacity, because the parcels sizes proposed have adequate room to meet the parking standards established by the County Development Code.

XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the planning area in which the project is proposed is extremely rural in nature and no bus routes nor bicycling facilities are currently utilized. Should denser development be proposed at a later date, specific design standards would be applied to accommodate alternative transportation should it become available in the area.

The project proposes a total of 513 new parcels on over 12,000 acres. A traffic study was performed on a portion of the project (Tract No. 16331) and determined for at least that portion, that traffic increases would degrade levels of service at the unsignalized freeway ramp intersections and could cause a cumulative drop in level of service to other area access ways. The immediate and cumulative impacts for the project in its entirety must be addressed. A full Traffic Impact Analysis, which meets the guidelines of the Congestion Management Plan, shall be required as part of an Environmental Impact Report and suitable mitigation shall be required.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS:</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

XVI a) The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Lahontan Region, as determined by County Public Health - Environmental Health Services Division, because the proposed parcels of are an adequate size for the use of septic systems for individual parcel development.

XVI b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, because private on-site septic systems are proposed for use.

XVI c) The proposed project will not result in the construction of significant new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects because no such facilities currently exist, and the proposed parcels will be reviewed under the requirements of the hydrology section for impacts to on-site drainage courses.

XVI d) The proposed project may have a significant effect on water supplies, existing entitlements and resources, as the proposed water supply for each created parcel would be a private on-site well. The project area is in an area of overdraft and no acceptable water availability study has been provided. The environmental impact report shall locate and quantify local available groundwater and analyze the effects on the aquifer from buildout of the project. The proposed project will also trigger/require a water analysis as a result of SB221/SB610.

XVI e) The proposed project would utilize private septic systems, therefore, no significant demand would be placed on any local wastewater treatment provider.

XVI f) The proposed project is served by the Victorville Regional landfill which has sufficient permitted capacity to accommodate the project's solid waste disposal needs from buildout as rural residential.

XVI g) The proposed project does not propose any uses that would not comply with federal, state, and local statutes and regulations related to solid waste.

The project has the potential to have significant impacts to water quantity and groundwater supplies because private wells are proposed as the means of water service to each of the 513 parcels. Water availability and effects to groundwater resources shall be addressed in the environmental impact report.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly Or indirectly?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

XVII a) The project appears to have the potential to significantly degrade the overall quality of the region's environment from impacts to biological resources, air quality, growth inducement, population, transportation/traffic, and scenic resources. It may substantially reduce the habitat of a wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The potential for paleontologic, historic and/or prehistoric resources has also been identified on this site.

XVII b) The project may produce impacts that are individually limited, but cumulatively considerable. The project may increase impacts to air quality that is already at a level of non-attainment for PM10. In addition, the use of private wells to serve the parcels may have significant cumulative impacts to a groundwater basin that is already in overdraft. The potential for significant cumulative impacts shall be addressed in an environmental impact report.

XVII c) The project may have a substantial adverse effects on human beings, either directly or indirectly due to potential impacts to traffic, air quality, water availability, aesthetics, induction of population growth and other areas of concern enumerated in this initial environmental study. An environmental impact report is required to address and quantify those potential impacts and propose suitable mitigation where feasible.

**XVIII. MITIGATION MEASURES**

Appropriate mitigation measures to be proposed in the required Environmental Impact Report.

**REFERENCES** (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

Birman, Joseph H., Certified Hydrogeologist Groundwater Availability letter for Tentative Tract 16256, July 19, 2002

Bureau of Land Management, California Desert District, Western Mojave Land Tenure Adjustment Project Record of Decision, January 1991

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, revised 2002

County of San Bernardino General Plan, adopted 1989, revised 2002

County of San Bernardino Hazard Overlay Maps

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

Cunkelman, Sarah C., Cultural Resource Report for the Exchange of P & V Enterprise Selected Public Lands Phase III, March 1995

Cunkelman, Sarah C. and Murray, John R., Cultural Resource Report for the Exchange of P & V Enterprises Selected Public Lands (Revised), December 1993

Environmental Impact Report, San Bernardino County General Plan, 1989

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

George Dunn Engineering, Traffic Study for the Proposed Martinville Subdivision Tract No. 16331, November 4, 2002

Hydrology Study for Tentative Tract 16256, Plotnik and Associates, December 27, 2001

Mojave Desert Air Quality Management District, Mojave Desert Planning Area - Federal Particulate Matter (PM10) Attainment Plan, July 1995

Mojave Desert Air Quality Management District, Staff Report, Rule 403.2 - Fugitive Dust Control for the Mojave Desert Planning Area, June 28, 1996

Sousa & Associates, Mineral Report, November 11, 1991

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

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TPM'S 15877, 15878 &amp; 15879 AND TT'S 16256 &amp; 16331

LENWOOD, HELENDALE/S-1/00268CQ0

**Appendix 'A'****TT16256:**APN: 0421-061-15\* (*SEE APPENDIX B*)PROPOSAL: 120 (5-ACRE) LOT SUBDIVISION  
FOR SALE PURPOSES ONLY ON  
600 ACRES

COMMUNITY: LENWOOD/ S-1

LOCATION: WEST SIDE OF PRARIE AVENUE,  
SOUTH EAST OF MAIN STREET

USGS QUAD: Hodge

T, R, SECTION: T9N, R3W, Sec. 26, 35

THOMAS BROS.: p. 3758 /grid: B4

PLANNING AREA: Lenwood

OLUD: RL

IMPROVEMENT LEVEL: 3

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant	RL	IL-3
North	Vacant	RL	IL-3
South	Vacant	RL	IL-3
East	Vacant	RL	IL-3
West	Vacant	RL	IL-3

**TT16331:**

APN: 0467-151-09\*

PROPOSAL: 104 (5-ACRE) LOT SUBDIVISION  
FOR SALE PURPOSES ONLY ON 520  
ACRES

COMMUNITY: HELENDALE/ S-1

LOCATION: EAST OF EVERSON RD., NORTH OF  
CARDIGAN ST.

USGS QUAD: Helendale

T, R, SECTION: T7N, R4W, Sec. 8

THOMAS BROS.: p. 4026 /grid: B1

PLANNING AREA: Helendale

OLUD: RL

IMPROVEMENT LEVEL: 4

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant	RL	IL-4
North	Vacant	RL	IL-4
South	Vacant	RL	IL-4
East	Vacant	RL	IL-4
West	Vacant	RL	IL-4

**P & V ENTERPRISES****FEBRUARY 2003****APN: 0419-031-01 et. al.****TPM'S 15877, 15878 & 15879 AND TT'S 16256 & 16331****LENWOOD, HELENDALE/S-1/00268CQ0****TPM15877:****APN: 0470-131-02\* (SEE APPENDIX B)****PROPOSAL: TENTATIVE PARCEL MAP 15877 TO CREATE 20 (40-ACRE) PARCELS ON 800 ACRES****COMMUNITY: ORO GRANDE/ S-1****LOCATION: BOTH SIDES OF WILD WASH RD., APPROX. 500' EAST OF I-15****USGS QUAD: Oro Grande****T, R, SECTION: T7N, R3W, Sec. 6 & 8****THOMAS BROS.: p. 3937 /grid: C6****PLANNING AREA: Oro Grande****OLUD: RC****IMPROVEMENT LEVEL: 4**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant	RC	IL-4
North	Vacant	RC	IL-4
South	Vacant	RC	IL-4
East	Vacant	RC	IL-4
West	Vacant	RC	IL-4

**TPM15878:****APN: 0420-172-54\* (SEE APPENDIX B)****PROPOSAL: TENTATIVE PARCEL MAP 15878 TO CREATE 3 (40 ACRE)****PARCELS****ON 120 ACRES****COMMUNITY: ORO GRANDE/ S-1****LOCATION: SOUTH SIDE OF NATIONAL TRAILS HWY, EAST OF****PANAMINT TRAIL****USGS QUAD: Hodge****T, R, SECTION: T8N, R3W, Sec. 18****THOMAS BROS.: p. 3847 /grid: C5****PLANNING AREA: Oro Grande****OLUD: RL****IMPROVEMENT LEVEL: 4**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant	RL	IL-4
North	Vacant	RL	IL-4
South	Vacant	RL	IL-4
East	Vacant	RL	IL-4
West	Vacant	RL	IL-4

**P & V ENTERPRISES****FEBRUARY 2003****APN: 0419-031-01 et. al.****TPM'S 15877, 15878 & 15879 AND TT'S 16256 & 16331  
LENWOOD, HELENDALE/S-1/00268CQ0****TPM15879:****APN: 0419-031-01\* (SEE APPENDIX B)****PROPOSAL: TENTATIVE PARCEL MAP 15879  
TO CREATE 266 PARCELS (40****ACRES OR MORE EACH) ON 10,890 ACRES****COMMUNITY: ORO GRANDE/ S-1****LOCATION: NORTHWEST SIDE OF I-15, EAST OF  
NATIONAL TRAILS HWY.****USGS QUAD: Hodge****T, R, SECTION: T7N, R3W, Sec. 4****T8N, R2W, Sec. 6, 7, 8, 18****T8N, R3W, Sec. 1, 2, 3, 10, 11, 12, 14, 15,  
22, 23, 24, 26, 27, 28, 32, 34****T9N, R2W, Sec. 31****T9N, R3W, Sec. 26, 35****THOMAS BROS.: p. 3847 /grid: J3****PLANNING AREA: Oro Grande****OLUD: RC****IMPROVEMENT LEVEL: 4**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant	RC	IL-4
North	Vacant	RC	IL-4
South	Vacant	RC	IL-4
East	Vacant	RC	IL-4
West	Vacant	RC	IL-4



## **Appendix 'B'**

### **TPM 15877**

0470-131-02

0470-142-49, 52, 53, & 54

### **TPM 15878**

0420-172-54 & 55

### **TPM 15879**

0418-011-81, 82 & 84

0419-011-06, 16 & 17

0419-021-07, 09, 11 & 12

0419-031-01, 04, 05, 08, 09, 12, 14, 16, & 17

0419-041-85 & 87

0419-061-70 & 71

0419-091-05

0419-101-70, 71, & 73-75

0419-111-05

0420-191-02

0421-033-44-49

0421-061-15 & 28

0421-091-27-32

0470-151-53 & 54

### **TT 16256**

0421-061-15 & 28

0421-033-48 & 49

### **TT 16331**

0467-151-09, 10, & 11